

# **\$20,000 - 4532 Katherine Avenue, Sherman Oaks**

MLS® #BB25135949

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## **\$20,000**

6 Bedroom, 7.00 Bathroom, 4,146 sqft  
Residential Lease on 0 Acres

N/A, Sherman Oaks,

Welcome to 4532 Katherine Avenue â€” a brand-new, ground-up construction in the heart of the coveted Library Square neighborhood of Sherman Oaks. This gated modern residence offers 3,633 sq ft of expertly crafted living space with 5 bedrooms and 5.5 bathrooms in the main home, plus a fully finished 513 sq ft ADU complete with its own bedroom and full bath â€” ideal for guests or extended family.

Designed with spaciousness and flow in mind, the home features soaring 11-foot ceilings on the first floor and 9.5-foot ceilings upstairs, creating a bright and open atmosphere. The living room is anchored by a sleek fireplace and floor-to-ceiling sliding doors that open to the backyard, delivering the ultimate indoor/outdoor California living experience.

The gourmet kitchen is a true centerpiece, featuring high-end Bertazzoni appliances, custom cabinetry, designer finishes, and a built-in beverage cooler. Upstairs, the primary suite offers a tranquil retreat with a fireplace, built-in sink and beverage cooler, a spa-like en-suite bath, and a walk-in closet with custom shelving.

This smart home is equipped with fully integrated technology to control lighting, fireplaces, HVAC, pool speakers, and a Sonos sound system, and it comes complete with a security camera system for peace of mind.



Additional highlights include Hansgrohe faucets throughout, an attached garage, three separate HVAC systems (for each floor and the ADU), and a dedicated laundry room with Samsung washer and dryer included.

Set on a quiet, tree-lined street in Library Square, this gated, camera-secured property blends modern luxury, high-tech convenience, and timeless comfort in one of Sherman Oaksâ€™ most desirable neighborhoods.

Built in 2025

**Essential Information**

MLS® #	BB25135949
Price	\$20,000
Bedrooms	6
Bathrooms	7.00
Full Baths	6
Half Baths	1
Square Footage	4,146
Acres	0.16
Year Built	2025
Type	Residential Lease
Sub-Type	Single Family Residence
Style	Contemporary, Modern
Status	Closed
Listing Agent	Armen Vartanians
Listing Office	Prodigy Realty Group Inc.

**Community Information**

Address	4532 Katherine Avenue
Area	SO - Sherman Oaks
Subdivision	N/A
City	Sherman Oaks
County	Los Angeles
Zip Code	91423

## Amenities

Utilities	Gardener, Pool
Parking Spaces	2
# of Garages	2
View	None
Has Pool	Yes
Pool	Private, Heated
Security	Prewired, Smoke Detector(s), Security Gate, Security System

## Exterior

Exterior	Stucco, Copper Plumbing, Drywall, Frame
Exterior Features	Barbecue
Lot Description	ZeroToOneUnitAcre
Roof	Composition
Construction	Stucco, Copper Plumbing, Drywall, Frame
Foundation	Slab

## Interior

Interior	Vinyl
Interior Features	Breakfast Bar, Balcony, Separate/Formal Dining Room, High Ceilings, Open Floorplan, Wired for Sound, All Bedrooms Up, Primary Suite, Walk-In Closet(s), Bar, Recessed Lighting
Appliances	Dryer, Washer, Tankless Water Heater
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Living Room, Primary Bedroom
# of Stories	1
Stories	One

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	June 17th, 2025
Days on Market	37
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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